068.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,900 / 810,900
					USE VALUE:	810,900 / 810,900
					ASSESSED:	810,900 / 810,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA LEE JEANNE
Owner 2:	
Owner 3:	
Street 1:	158 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOUSA J M & J L -
Owner 2:	-
Street 1:	158 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,907 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6907.000	409,400	6,400	395,100	810,900
Total Card	0.159	409,400	6,400	395,100	810,900
Total Parcel	0.159	409,400	6,400	395,100	810,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.26 | /Parcel: 367.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43465

GIS Ref

GIS Ref

Insp Date 05/26/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 068.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	409,600	6400	6,907.	395,100	811,100	811,100	Year End Roll	12/18/2019
2019	104	FV	318,600	6400	6,907.	395,100	720,100	720,100	Year End Roll	1/3/2019
2018	104	FV	318,600	6400	6,907.	265,300	590,300	590,300	Year End Roll	12/20/2017
2017	104	FV	298,900	6400	6,907.	254,000	559,300	559,300	Year End Roll	1/3/2017
2016	104	FV	298,900	6400	6,907.	231,400	536,700	536,700	Year End	1/4/2016
2015	104	FV	266,600	6400	6,907.	186,300	459,300	459,300	Year End Roll	12/11/2014
2014	104	FV	266,600	6400	6,907.	166,500	439,500	439,500	Year End Roll	12/16/2013
2013	104	FV	277,300	6400	6,907.	158,100	441,800	441,800		12/13/2012

!5864!

PRINT

Date	Time
12/10/20	20:41:48

LAST REV

Date	Time
09/20/18	19:07:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA J M & J L	31739-441		8/23/2000	Family	1	No	No	4	
	14467-262		11/1/1981		88,000	No	No		Y

USER DEFINED

Prior Id # 1:	43465
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	513	Insulate	5,000	C				
1/6/2005	14	Redo Bat	13,100	C		G6	GR FY06	GUT & REBUILD BTH

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2009	Measured	189	PATRIOT
4/8/2009	Meas/Inspect	163	PATRIOT
9/7/2005	Permit Visit	BR	B Rossignol
4/1/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6907		Sq. Ft.	Site		0	70.	0.82	11			Med. Tr	-10					395,143						395,100	

Total AC/HA: 0.15856 | Total SF/SM: 6907 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 395,143 | Spl Credit | Total: 395,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	187.516
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593369
Depreciation:	183944
Depreciated Total:	409424

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

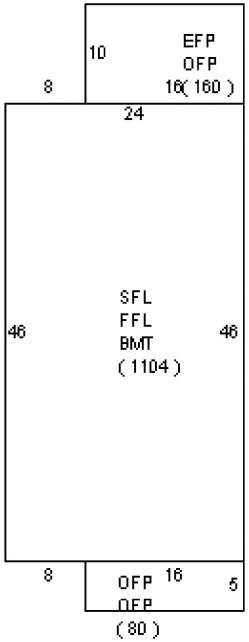
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.52
Special Features:	0	Val/Su Net:	107.96
Final Total:	409400	Val/Su SzAd	185.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.250	62,105
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
OFP	Open Porch	320	21.220	6,791
EFP	Enclos Porch	160	43.360	6,937

Net Sketched Area:	3,792	Total:	489,869
Size Ad	2208	Gross Are	3792	FinArea	2208
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	27X20	A	AV	1950	19.63	T	40	104			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400

IMAGE

AssessPro Patriot Properties, Inc